

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION

In re:	§	
	§	
WILSON LAND PROPERTIES, LLC	§	Case No. 18-10514 AIH
	§	
Debtor	§	

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**TRUSTEE'S FINAL REPORT (TFR)**

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter 11 of the United States Bankruptcy Code was filed on 01/31/2018 . The case was converted to one under Chapter 7 on 07/03/2019 . The undersigned trustee was appointed on 07/03/2019 .

2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.

3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$ 1,450,494.00

Funds were disbursed in the following amounts:

Payments made under an interim disbursement	0.00
Administrative expenses	383,596.42
Bank service fees	1,574.00
Other payments to creditors	760,777.24
Non-estate funds paid to 3 <sup>rd</sup> Parties	0.00
Exemptions paid to the debtor	0.00
Other payments to the debtor	0.00

Leaving a balance on hand of<sup>1</sup> \$ 304,546.34

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<sup>1</sup> The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was 01/06/2020 and the deadline for filing governmental claims was 01/06/2020 . All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ 66,764.82 . To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ 0.00 as interim compensation and now requests a sum of \$ 66,764.82 , for a total compensation of \$ 66,764.82 <sup>2</sup>. In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ 0.00 , and now requests reimbursement for expenses of \$ 339.13 , for total expenses of \$ 339.13 <sup>2</sup>.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 09/06/2021 By: /s/SHELDON STEIN  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

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<sup>2</sup> If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Page: 1  
**Exhibit A**

Case No: 18-10514 AIH Judge: ARTHUR I. HARRIS  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Date Filed (f) or Converted (c): 07/03/19 (c)  
341(a) Meeting Date: 09/13/19  
Claims Bar Date: 01/06/20

For Period Ending: 09/06/21

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. Real Estate - Rental-9010 Tyler Blvd. PPN: 16B0590000210	734,810.00	750,000.00		750,000.00	FA
2. Real Estate - Rental-7371 Reynolds Road PPN: 16C0700000130	147,670.00	0.00	OA	0.00	FA
3. Real Estate - Rental-7347 Reynolds Road PPN: 16C700000150	183,490.00	115,000.00		115,000.00	FA
4. CASH-Turnover of Funds from DIP (u) Pre conversion sale of real estate.	0.00	173,360.50		173,360.50	FA
5. Rental Income on 9010 Tyler Blvd.	0.00	11,049.08		11,049.08	FA
6. Rental Income for 7371 Reynolds Road	0.00	11,750.00		11,750.00	FA
7. Rental Income for 7347 Reynolds Road	0.00	3,900.00		3,900.00	FA
8. Rental Income for 523 Mentor Avenue	0.00	8,427.42		8,427.42	FA
9. FINANCIAL ACCOUNTS-Erie Bank	100.00	0.00		0.00	FA
10. Real Estate - Rental-7809 Butterfly Street PPN:08A012J000170 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	34,420.00	0.00	OA	0.00	FA
11. Real Estate - Rental-7805 Butterfly Street PPN: 08A012J000180 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	60,710.00	0.00	OA	0.00	FA
12. Real Estate - Rental-7801 Butterfly Street PPN: 08A012J000190 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	68,030.00	0.00	OA	0.00	FA
13. Real Estate - Rental-7800 Butterfly Street	91,660.00	0.00	OA	0.00	FA

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PPN: 08A012J000320 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.					
14. Real Estate - Rental-8040 Butterfly Street PPN:08A012J000530	81,330.00	0.00	OA	0.00	FA
15. Real Estate - Rental-11435 Girdled Road PPN:08A012J000540	79,680.00	0.00	OA	0.00	FA
16. Real Estate - Rental-11475 Girdled Road PPN: 08A012J000580	82,720.00	0.00	OA	0.00	FA
17. Real Estate - Rental-11498 Viceroy Street PPN: 08A012J000590	97,450.00	0.00	OA	0.00	FA
18. Real Estate - Rental-11490 Viceroy Street PPN: 08A012J000610	97,450.00	0.00	OA	0.00	FA
19. Real Estate - Rental -11440 Viceroy Street PPN: 08A012J000740	429,990.00	0.00	OA	0.00	FA
20. Real Estate - Rental-27 Fairdale Road PPN: 11A010C000090	24,750.00	0.00	OA	0.00	FA
21. Real Estate - Rental-Lakeview Bv. PPN: 11B041E000250	8,680.00	0.00	OA	0.00	FA
22. Real Estate - Rental-Lakeview Bv PPN: 11B041E000260	12,200.00	0.00	OA	0.00	FA
23. Real Estate - Rental-Beech Av. PPN: 11B041G02130	17,600.00	0.00	OA	0.00	FA
24. Real Estate - Rental-Sycamore Dr. PPN: 11B041G050010	8,390.00	0.00	OA	0.00	FA
25. Real Estate - Rental-Sycamore Dr.	8,390.00	0.00	OA	0.00	FA

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PPN: 11B041G050020					
26. Real Estate - Rental-Robinhood Ave. PPN: 11B043C000090	8,830.00	0.00	OA	0.00	FA
27. Real Estate - Rental-Newell St. PPN: 11B0650000170	12,280.00	0.00	OA	0.00	FA
28. Real Estate - Rental-Richmond Road. PPN: 11B065A000250	3,600.00	0.00	OA	0.00	FA
29. Real Estate - Rental-Richmond Road PPN: 11B065A000310	3,140.00	0.00	OA	0.00	FA
30. Real Estate - Rental-Newell Street PPN: 11B065C000440	24,800.00	0.00	OA	0.00	FA
31. Real Estate - Rental-314 Prospect St. PPN: 15A0130000080	7,680.00	0.00	OA	0.00	FA
32. Real Estate - Rental-Elm St. PPN: 15A0180000140	1,050.00	0.00	OA	0.00	FA
33. Real Estate - Rental-523 & 521 Mentor Ave. PPN: 15C0160000030 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	174,840.00	115,000.00		115,000.00	FA
34. Real Estate - Rental-Fairlawn Ave. PPN: 15D016B000450	7,530.00	0.00	OA	0.00	FA
35. Real Estate - Rental-Fuller Ave. PPN: 15D021G00010	32,660.00	0.00	OA	0.00	FA
36. Real Estate - Rental-Mentor Ave. PPN: 16B031A000290	73,050.00	0.00	OA	0.00	FA
37. Real Estate - Rental-Mentor Ave.	91,310.00	0.00	OA	0.00	FA

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PPN: 16B031A000310					
38. Real Estate - Rental-8724 Munson Rd. PPN: 16B056A000100 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	104,420.00	7.00	OA	7.00	FA
39. Real Estate - Rental-Munson Rd. PPN: 16B056A000150 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	30,060.00	0.00	OA	0.00	FA
40. Real Estate - Rental-7357 Reynolds Rd. PPN: 16C0700000140	121,810.00	0.00	OA	0.00	FA
41. Real Estate - Rental-Bellflower Rd. PPN: 16C077J000190	1,800.00	0.00	OA	0.00	FA
42. Real Estate - Rental-Lakeview PPN: 16D110B001010	10,180.00	0.00	OA	0.00	FA
43. Real Estate - Rental-5940 Andrews Rd. PPN: 19A090A000010 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	65,980.00	0.00	OA	0.00	FA
44. Real Estate - Rental-5934 Andrews Rd. PPN: 19A090A000020 Pursuing sale of property and Court determination as to nature, extent, and priority of liens.	29,970.00	0.00	OA	0.00	FA
45. Real Estate - Rental-5509 Chestnut St.	50,790.00	0.00	OA	0.00	FA
46. Real Estate - Rental-Vine St. PPN: 34A0070000520	8,390.00	0.00	OA	0.00	FA
47. Real Estate - Rental-E 343 Street	31,110.00	0.00	OA	0.00	FA

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Page: 5  
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341(a) Meeting Date: 09/13/19  
Claims Bar Date: 01/06/20

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Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
PPN: 34A007E000910					
48. Real Estate - Rental-Meyer Ave.	280.00	0.00	OA	0.00	FA
PPN: 34A008D000202					
49. Real Estate - Rental-1419 E 357 Street	21,320.00	60,000.00		30,000.00	FA
PPN: 34A008E000270					
Pursuing sale of property and Court determination as to nature, extent, and priority of liens.					
50. Real Estate - Rental- E. 357 Street	21,320.00	0.00	OA	0.00	FA
PPN: 34A008E000280					
Pursuing sale of property and Court determination as to nature, extent, and priority of liens.					
51. Real Estate - Rental-8635 East Ave. (u)	0.00	232,000.00		232,000.00	FA
52. Real Estate - Rental-Girdled Road	82,720.00	0.00	OA	0.00	FA
Notice of Abandon by Trustee 4/24/20 Docket No. 262					
PPN 08A012J000560					
53. VOID (u)	Unknown	0.00		0.00	FA
54. VOID (u)	Unknown	0.00		0.00	FA
55. VOID (u)	Unknown	0.00		0.00	FA

				Gross Value of Remaining Assets
TOTALS (Excluding Unknown Values)	\$3,290,440.00	\$1,480,494.00	\$1,450,494.00	\$0.00
				(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

6/16/21 - Email to Huntington bank regarding discrepancy in turnover amount.

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Page: 6  
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Trustee Name: SHELDON STEIN  
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341(a) Meeting Date: 09/13/19  
Claims Bar Date: 01/06/20

10/26/20. Application to Appoint Brian Greene as accountant.  
8/03/20 - Marketing real estate.  
9/16/19 - 341 exam held and continued. Reviewing liens on multiple properties owned by debtor. Carve-out agreement still being negotiated.  
Attorney for Trustee appointed. Carve-out agreement being negotiated with Citizens Bank. Property manager, broker appointed. Motion for limited authority to operate filed and granted.  
8/26/19 - MOC scheduled for 9/13/19.

Initial Projected Date of Final Report (TFR): 06/01/21 Current Projected Date of Final Report (TFR): 08/11/21

/s/ SHELDON STEIN

Date: 09/06/21

SHELDON STEIN



**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 1  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0757 Checking Account (Non-Interest Earn

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
			BALANCE FORWARD				0.00
08/19/19	4	The Huntington National Bank	Cash on Depoist on D.I.P Account	1290-000	1.69		1.69
08/19/19	4	The Huntington National Bank	Cash on Deposit in D.I.P. Account	1290-000	151,685.06		151,686.75
08/19/19	4	The Huntington Bank	Cash on Deposit in D.I.P. Account	1290-000	21,673.75		173,360.50
09/05/19		Transfer to Acct #*****0823	Bank Funds Transfer	9999-000		1,000.00	172,360.50
12/20/19	1	Walton Hills Green Transfer, LLC	Earnest proceeds on 9010 Tyler Blv.	1110-000	25,000.00		197,360.50
01/27/20		Lake County Title, LLC	Sale Proceeds		489,288.03		686,648.53
		IOTA Account					
		306 High Street					
		Fairport Harbor, Ohi8o 44077					
	1	LAKE COUNTY TITLE, LLC	Memo Amount: 725,000.00	1110-000			
		LAKE COUNTY	Less 25k Escrow Deposit #4				
		LAKE COUNTY	Memo Amount: ( 16,547.74 )	2820-000			
		LAKE COUNTY	County Tax 7/1/19-1/23/20				
		LAKE COUNTY	Memo Amount: ( 168,876.23 )	2820-000			
		AG REAL ESTATE GROUP, INC.	Delinquent Prop Tax & 1st Half				
		AG REAL ESTATE GROUP, INC.	Memo Amount: ( 45,000.00 )	3510-000			
		OLD REPUBLIC NATIONAL TITLE INS. CO	Realtor Commission				
		OLD REPUBLIC NATIONAL TITLE INS. CO	Memo Amount: ( 1,437.50 )	2500-000			
		LAKE COUNTY TITLE, LLC	Owner's Title Ins.				
		LAKE COUNTY TITLE, LLC	Memo Amount: ( 450.00 )	2500-000			
		EXAM PROS, LLC	Escrow, Commitment & Wire Fee				
		EXAM PROS, LLC	Memo Amount: ( 400.00 )	2500-000			
		CITY COUNTY	Title Exam				
		CITY COUNTY	Memo Amount: ( 3,000.50 )	2820-000			
		Lake County Title, LLC	City Transfer Tax				
07/08/20		Lake County Title, LLC	1419 E 357th Street		14,228.52		700,877.05
	49	LAKE COUNTY TITLE	Memo Amount: 30,000.00	1110-000			
			Sale of 1419 East 357th Street				

Page Subtotals 701,877.05 1,000.00

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 2  
**Exhibit B**

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Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0757 Checking Account (Non-Interest Earn

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
07/22/20		LAKE COUNTY	Memo Amount: ( 679.46 )	2820-000			
		LAKE COUNTY TREASURER	County Tax 1/1/20-7/8/20				
			Memo Amount: ( 4,561.29 )	2820-000			
		AG REAL ESTATE GROUP, INC.	Deliquent Property Tax				
			Memo Amount: ( 2,000.00 )	3510-000			
		TAX EASE OHIO LLC	Real Estate Broker Commission				
			Memo Amount: ( 2,762.16 )	2820-000			
		TAX EASE OHIO LLC	Tax Certificate Payoff				
			Memo Amount: ( 3,007.63 )	2820-000			
		ALL ACCESS REALTY	Tax Certificat Payoff				
		LAKE COUNTY TITLE	Memo Amount: ( 1,000.00 )	3510-000			
			Broker Fees				
		LAKE COUNTY TITLE	Memo Amount: ( 1,760.94 )	2820-000			
			Estimated Property Tax				
		Lake County Title, LLC	1419 East 357th Street			-1,760.94	702,637.99
			This amount was held by Title Company for Tax Ease liens. Breakdown was included in the original sale proceeds of \$14,228.52 deposit dated 7/8/20. These funds represent amount leftover after paying tax liens.				
		LAKE COUNTY TITLE, LLC	Memo Amount: 1,760.94	2820-002			
			1419 East 357th Street				
		SeibertKeck Insurance Partners	Bond Check	2300-000		100.00	702,537.99
		812 E. Huron #280					
10/14/20	3	Cleveland, Ohio 44115					
		Lake County Title, LLC	Sale Proceeds of 7347 Reynolds Road		11,865.83		714,403.82
		LAKE COUNTY TITLE, LLC	Memo Amount: 115,000.00	1110-000			
		COUNTY TAXES	Sale Proceeds of 7347 Reynolds Road				
			Memo Amount: ( 3,260.49 )	2820-000			
			County Taxes 1/1/20 - 10/10/20				

Page Subtotals 11,865.83 -1,660.94

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Taxpayer ID No: \*\*\*\*\*2314  
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Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
		AG REAL ESTATE GROUP, INC.	Memo Amount: ( 3,875.00 )	3510-000			
		EXP REALTY	Commission				
			Memo Amount: ( 3,875.00 )	3510-000			
		LAKE COUNTY RECORDER	Commission				
			Memo Amount: ( 5,107.62 )	2820-000			
		HURON RIVER PROPERTIES, INC.	Recording and Transfer Charges				
			Memo Amount: ( 87,016.06 )	4110-000			
10/14/20	002002	Huron River Properties, Inc.	Payoff of First Mortgage Loan				
		c/o Kirk Roessler	Secured Creditor of 1419 E. 357th S	4110-000		12,521.10	701,882.72
		1301E. Ninth Street					
		Suite 3500					
		Cleveland, Ohio 44114					
12/09/20	002003	Insurance Partners	Blanket Bond Payment	2300-000		203.07	701,679.65
		2950 West Market Street					
		Akron, Ohio 44333					
12/22/20		Lake County Title, LLC	Sale Proceeds of 521 Mentor Avenue		66,527.59		768,207.24
		IOTA Account					
		306 High Street					
		Fairport Harbor, Ohio 44077					
	33	LAKE COUNTY TITLE, LLC	Memo Amount: 115,000.00	1110-000			
			Sale Proceeds of 521 Mentor Avenue				
		AGRFEAL ESTATE GROUP INC.	Memo Amount: ( 3,875.00 )	3510-000			
			Realtor Commission				
		HOMESMART	Memo Amount: ( 3,875.00 )	3510-000			
			Realtor Commission				
		LAKE COUNTY TREASURER	Memo Amount: ( 6,606.82 )	2820-000			
			County Taxes 1/1/20 - 12/12/20				
		LAKE COUNTY TREASURER	Memo Amount: ( 34,115.59 )	2820-000			
			Delinquesnt County Taxes				

Page Subtotals 66,527.59 12,724.17

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Taxpayer ID No: \*\*\*\*\*2314  
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01/13/21	002004	Citizens Bank, N.A. c/o Michael S. Tucker Ulmer & Berne LLP 1660 West 2nd Street, Ste. 1100 Cleveland, Ohio 44113-1448	Lien Payment per Court Order	4110-000		150,122.33	618,084.91
02/03/21	002005	Tax Ease Ohio, LLC c/o Austin B. Barnes, III, Esq. Sandhu Law Group, LLC 1213 Prosepect Avenue, Ste. 300 Cleveland, Ohio 44115	PROCEEDS FROM SALE OF REAL ESTATE 9010 Tyler Blvd., Mentor Ohio	4700-000		175,000.00	443,084.91
02/03/21	002006	Citizens Bank, N.A.	PROCEEDS FROM SALE OF REAL ESTATE 9010 Tyler Blvd., Mentor, Ohio	4110-000		277,573.47	165,511.44
02/10/21	51	Lake County Title, LLC LAKE COUNTY TITLE, LLC  AG REAL ESTATE CORP  PUPPY REALTY  LAKE COUNTY  LAKE COUNTY TREASURER	Proceed from 8635 East Ave Memo Amount: 232,000.00 Proceed from 8635 East Ave. Memo Amount: ( 11,600.00 ) Real Esate Fees Memo Amount: ( 2,320.00 ) Real Estate Fees Memo Amount: ( 3,152.54 ) County Taxes 7/1/20 - 2/6/21 Memo Amount: ( 8,744.41 ) Delinquest Taxes	1210-000 3510-000 3510-000 2820-000 2820-000	206,183.05		371,694.49
03/03/21		Axos Bank	BANK SERVICE FEE	2600-000		671.51	371,022.98
03/29/21	002007	Diane M. Osborne, Trustee of the Diane M. Osborne Trust	Procedds from sale of real estate Per Court Order No. 372	4110-000		58,544.28	312,478.70
03/29/21	002008	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Final Admin Expenses	2690-000		13,685.70	298,793.00

Page Subtotals 206,183.05 675,597.29

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 5  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0757 Checking Account (Non-Interest Earn

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
04/02/21		Axos Bank	BANK SERVICE FEE	2600-000		522.68	298,270.32
05/03/21		Axos Bank	BANK SERVICE FEE	2600-000		379.81	297,890.51
06/30/21		Transfer from Acct #*****0823	Bank Funds Transfer	9999-000	6,655.83		304,546.34

Memo Allocation Receipts: 1,218,760.94  
Memo Allocation Disbursements: 428,906.98  


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Memo Allocation Net: 789,853.96

COLUMN TOTALS 993,109.35 688,563.01 304,546.34  
Less: Bank Transfers/CD's 6,655.83 1,000.00  
Subtotal 986,453.52 687,563.01  
Less: Payments to Debtors 0.00  
Net 986,453.52 687,563.01

Page Subtotals 6,655.83 902.49

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 6  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
			BALANCE FORWARD				0.00
09/05/19		Transfer from Acct #*****0757	Bank Funds Transfer	9999-000	1,000.00		1,000.00
09/11/19	5	David Hayward	Rent for Unit I & N (August)	1122-000	549.08		1,549.08
09/11/19	5	Mentor Plate Glass & Mirror LLC	Rent for Tyler Unit D (Aug & Sept)	1122-000	1,000.00		2,549.08
09/11/19	5	SDMS Inc.	Rent for Tyler Unit J & M (August)	1122-000	700.00		3,249.08
09/11/19	5	Nick J. Sapatka	Rent for Tyler Unit S	1122-000	450.00		3,699.08
09/11/19	7	Tenant	7347 Reynolds Road Unit C (August)	1122-000	400.00		4,099.08
09/11/19	6	Tenant	Rent for 7371 Reynolds (August)	1122-000	500.00		4,599.08
09/11/19	6	Tenant	Rent for 7371 Reynolds (August)	1122-000	300.00		4,899.08
09/17/19	5	SDMS Inc.	Septemaber Rent - Unit M	1122-000	700.00		5,599.08
		9010 Tyler Blvd, Unit M					
09/17/19	5	David Hayward LLC	9010 Tyler Blvd. Unit I - Sept. Ren	1122-000	750.00		6,349.08
09/17/19	6	Tenant	7371 Reynolds Sept. Rent	1122-000	500.00		6,849.08
09/17/19	6	Tenant	7371 Reynolds Rd. Sept Rent	1122-000	300.00		7,149.08
10/01/19	002001	Aqua Ohio P.O. Box 70279 Philadelphia, PA 19176-0279	Service for 8724 Munson Road/Water	2690-000		130.53	7,018.55
10/01/19	002002	Aqua Ohio P.O. Box 70279 Philadelphia, PA 19176-0279	Service for 9010 Tyler Blvd./Water	2690-000		229.97	6,788.58
10/01/19	002003	City of Mentor on the Lake 5860 Andrews Road Mentor on the Lake, Ohio 44060	Services at 5940 & 5934 on 9/4/19 Grass/weeds	2690-000		72.45	6,716.13
10/01/19	002004	City of Mentor on the Lake 5860 Andrews Road Mentor on the Lake, Ohio 44060	Services at 5934 & 5940 on 8/5/19 Grass/weeds	2690-000		72.45	6,643.68
10/01/19	002005	City of Painesville Community Development Department 66 Mentor Avenue	Property Mowing for 521 Mentor Ave. PP# 15C-16-3	2690-000		100.00	6,543.68

Page Subtotals 7,149.08 605.40

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 7  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
10/01/19	002006	Painesville, OHio 44077 City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, OHio 44077-0601	Water Service for 521 Mentor Ave. Billed date 8/20/19	2690-000		256.19	6,287.49
10/01/19	002007	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	Service for 521 Mentor Ave	2690-000		40.79	6,246.70
10/01/19	002008	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	Service for 823 Mentor Ave. Common	2690-000		36.53	6,210.17
10/01/19	002009	Erie Insurance 100 Erie Insurance Place Erie, PA 16530	Policy Number Q471551650	2690-000		214.00	5,996.17
10/01/19	002010	Lake County Department of Utilities P.O. Box 8005 Painesville, Ohio 44077-8005	Service at 5940 andrews Road Service Period 5/31/19 - 8/31/19/Lake County Sewer	2690-000		163.97	5,832.20
10/01/19	002011	Northeast Ohio Natural Gas Corp. P.O. Box 74008599 Chicago, IL 60674-8599	Service for 521 Mentor Ave. Account No. 210094248	2690-000		29.20	5,803.00
10/01/19	002012	Northeast Ohio Natural Gas Corp. P.O. Box 74008599 Chicago, IL 60674-8599	Service for 523 Mentor Ave. (House) Account No. 210059937	2690-000		68.37	5,734.63
10/01/19	002013	Northeast Ohio Natural Gas Corp.	Service at 8724 Munson Road, Mentor	2690-000		923.93	4,810.70

Page Subtotals 0.00 1,732.98

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 8  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
10/01/19	002014	P.O. Box 74008599 Chicago, IL 60674-8599 U.S. Trustee Payment Center P.O. Box 6200-19 Portland, OR 97228-6200	Account No. 200404276  Quarter 2, 2019 Fee	2950-000		325.00	4,485.70
10/16/19	7	Scott Feldkamp Rent for 7347 Reynolds Rd. (Up)	7347 Reynolds Rd, (Up)	1122-000	900.00		5,385.70
10/16/19	7	Gary Barh	7347 Reynolds Rd. Unit C	1122-000	400.00		5,785.70
10/16/19	5	Aaron Turk	9010 Tyler Unit R	1122-000	900.00		6,685.70
10/16/19	5	David Hayward	9010 Tyler Blvd. Unit I & N	1122-000	750.00		7,435.70
10/16/19	5	Nick J. Sapatka	9010 Tyler Blvd. Unit S	1122-000	450.00		7,885.70
10/16/19	5	SDMS Inc.	9010 Tyler Blvd. Unit J	1122-000	700.00		8,585.70
10/16/19	8	Janice S. Cook	523 Mentor Avenue/Sept. & Oct.	1122-000	1,100.00		9,685.70
10/16/19	002015	Aqua Ohio P.O. Box 70279 Philadelphia, PA 19176-0279	Account # 002486341-0946098	2690-000		79.51	9,606.19
10/16/19	002016	Aqua OHio P.O. Box 70279 Philadelphia, P A 19176-0279	Account # 001396288-1038767	2690-000		88.14	9,518.05
10/16/19	002017	Lake County Department of Utilities P.O. Box 8005 Painesville, Ohio 44077-8005	Account # D43-32443-00	2690-000		165.29	9,352.76
10/16/19	002018	Lake County Department of Utilities P.O. Box 8005 Painesville, Ohio 44077-8005	Account # D30-22730-00	2690-000		343.23	9,009.53
10/16/19	002019	City of Painesville	Mowing Service for 521 Mentor Ave.	2690-000		100.00	8,909.53

Page Subtotals 5,200.00 1,101.17



**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 9  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
10/16/19	002020	Community Development Department Attn: Noell M. Sivertsen 7 Richmond Street Painesville, Ohio 44077	PP# 15C-16-3				
		City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	521 Mentor Ave. Wter Only	2690-000		38.80	8,870.73
10/16/19	002021	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	521 Mentor Avenue	2690-000		9.75	8,860.98
10/16/19	002022	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	523 Mentor Ave. Common	2690-000		8.40	8,852.58
10/16/19	002023	Northeast Ohio Natural Gas Corp. P.O. Box 74008599 Chicago, IL 60674-8599	Account # 210094248	2690-000		9.87	8,842.71
10/16/19	002024	Northeast Ohio Natural Gas Corp. P.O. Box 74008599 Chicago, IL 60674-8599	Account # 210059937	2690-000		23.92	8,818.79
10/21/19	6	Brittney L. Tillett	7371 Reynolds Road Oct. Rent	1122-000	800.00		9,618.79
10/21/19	8	Janice S. Cook	523 Mentor Ave. Aug. Rent	1122-000	550.00		10,168.79
10/21/19	5	Mentor Plate Glass & Mirror LLC	9010 Tyler Unit D October	1122-000	500.00		10,668.79
10/21/19	7	Gary Barh	7347 Reynolds Unit C	1122-000	400.00		11,068.79
11/11/19	5	Mentor Plate Glass and Mirror LLC	9010 Tyler Unit D Nov. Rent	1122-000	500.00		11,568.79

Page Subtotals 2,750.00 90.74

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 10  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
		10744 Johnycake Ridge Road Painesville, Ohio 440772427					
11/11/19	5	Aaron Turk	9010 Tyler Unit R Oct. Rent	1122-000	450.00		12,018.79
11/12/19	002025	The Morrow Group & Co. P.O. Box 10977 Cleveland, Ohio 44110	Property Insruance for 7371 Reynold	2690-000		273.00	11,745.79
11/12/19	002026	The Morrow Group & Co. P.O .Box 10977 Cleveland, Ohio 44110	Property Insurance 521 & 523 Mentor Avenue	2690-000		595.00	11,150.79
11/13/19	6	Brittney Tillett	November Rent 7371 Reynolds Rd.	1122-000	500.00		11,650.79
11/13/19	6	Brittney Tillett	Nov Rent for 7371 Reynolds Rd.	1122-000	300.00		11,950.79
11/13/19	8	Janice S. Cook	Nov Rent for 523 Mentor Ave.	1122-000	550.00		12,500.79
11/13/19	5	David Hayward PWP LLC	Nov. Rent for 9010 Tyler Unit N	1122-000	750.00		13,250.79
11/13/19	38	Westguard Insurance Company	Insurance Premiums/8724 Munson Rd.	1122-000	7.00		13,257.79
* 11/18/19	002027	Insurance Partners 6190 Cochran Road, #E Solon, Ohio 44139	Chapter 11 Bond Premium	2300-003		100.00	13,157.79
12/03/19	5	SDMA Inc.	9010 Tyler Blvd. Unit J&M Nov Rent	1122-000	700.00		13,857.79
12/03/19	7	Gary Bahar 7347 Reynolds Unit C	7347 Reynolds, Unit C/Nov Rent	1122-000	400.00		14,257.79
* 12/03/19	002027	Insurance Partners 6190 Cochran Road, #E Solon, Ohio 44139	Chapter 11 Bond Premium Wrong invoice	2300-003		-100.00	14,357.79
12/03/19	002028	City of Eastlake Building Department	Grounds/Maintenace Fees/Penalty Fee	2690-000		117.75	14,240.04
12/03/19	002029	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601	Water/Sewer 521 Mentor Ave. Account Number D5-191-8	2690-000		52.34	14,187.70

Page Subtotals 3,657.00 1,038.09

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 11  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
12/03/19	002030	Painesville, Ohio 44077-0601 City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	521 Mentor Ave. KWH Charge Account Number D5-190-4	2690-000		11.71	14,175.99
12/03/19	002031	Painesville, Ohio 44077-0601 City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	523 Mentor Ave. KWH Charge Account Number D5-190-1	2690-000		10.10	14,165.89
12/03/19	002032	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Start up Pursuant to Cour order 8/16/19 Docket No. 183	2690-000		6,250.00	7,915.89
12/03/19	002033	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	August Management Fee Pursuant to Cour order 8/16/19 Docket No. 183	2690-000		1,450.00	6,465.89
12/03/19	002034	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	September Management Fee Pursuant to Cour order 8/16/19 Docket No. 183	2690-000		1,450.00	5,015.89
12/03/19	002035	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	October Management Fee Pursuant to Cour order 8/16/19 Docket No. 183	2690-000		1,450.00	3,565.89
12/03/19	002036	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	November Management Fee Pursuant to Cour order 8/16/19 Docket No. 183	2690-000		1,450.00	2,115.89
12/03/19	002037	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Aqua Ohio Bill Paid by AG	2690-000		225.75	1,890.14
12/03/19	002038	Ag Real Estate Group, Inc.	August Postage	2690-000		24.00	1,866.14

Page Subtotals 0.00 12,321.56

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 12  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
12/03/19	002039	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Advertising for 9010 Tyler Rd.	2690-000		225.00	1,641.14
12/03/19	002040	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Onsite Service 9/11/19 Install sign and pass out notices Mileage	2690-000		130.40	1,510.74
12/03/19	002041	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Onsite Services 9/20/19 Pay out 3 day notices and unit notes Mileage	2690-000		161.88	1,348.86
12/03/19	002042	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Onsite Service Week of 9/10/19 Deliver new management notices Mileage	2690-000		136.34	1,212.52
12/03/19	002043	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	September postage	2690-000		15.54	1,196.98
12/03/19	002044	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Onsite Service 11/7/19 Meet Locksmith and photog tenant at Tyler Rd. Tenant did not hshow, lockes not changed; tenant space not entered Travel	2690-000		287.34	909.64
12/03/19	002045	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Home Depot-9010 Tyler	2690-000		29.47	880.17
12/03/19	002046	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	Tyler package to Tenants 51 B/W copies x 22 sets	2690-000		134.64	745.53
12/03/19	002047	3659 Green Road, Ste. 216 Beachwood, Ohio 44122 Ag Real Estate Group, Inc.	October Postage	2690-000		21.90	723.63

Page Subtotals 0.00 1,142.51

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 13  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
12/03/19	002048	Beachwood, Ohio 44122 Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Onsite Service 10/9/19 Mileage	2690-000		136.34	587.29
12/03/19	002049	Knox Energy P.O. Box 35519 Canton, OHio 44735	Gas Supply 7357 Reynolds Account Number 0130-00037-004 9/23/19 - 10/18/19	2690-000		19.23	568.06
12/23/19	6	Brittney Tillett	7371 Reynolds Dec. Rent	1122-000	500.00		1,068.06
12/23/19	6	Brittney Tillett	7371 Reynolds Dec. Rent	1122-000	300.00		1,368.06
12/23/19	5	SDMS Inc.	9010 Tyler J & M Dec. Rent	1122-000	700.00		2,068.06
12/23/19	8	Janice Cook	523 Mentor Ave. Dec. Rent	1122-000	550.00		2,618.06
12/23/19	5	Mentor Plate Glass and Mirror LLC	9010 Tyler Unit D Dec. Rent	1122-000	500.00		3,118.06
12/23/19	002050	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077	521 Mentor Ave. Water Only	2690-000		38.80	3,079.26
12/23/19	002051	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077	521 Mentor Ave.	2690-000		9.81	3,069.45
12/23/19	002052	City of Painesville Utilities Office Division 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077	523 Mentor Ave. Common	2690-000		8.41	3,061.04
12/23/19	002053	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Copies	2690-000		6.00	3,055.04

Page Subtotals 2,550.00 218.59

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 14  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
12/23/19	002054	CUI Grounds Managment 4889 NEO Parkway Garfield Hts., Ohio 44128	Snow Removal 9010 Tyler Blvd.,	2690-000		312.44	2,742.60
12/23/19	002055	Lake County Dept. of Utilities P.O. Box 8005 Painesville, Ohio 44077	5940 Andrews Road Account Number F15-75800-00 - Sewer Service 8/31/19 - 11/30/19	2690-000		85.33	2,657.27
12/23/19	002056	AG Real Estate Group, Inc. 5659 Green Road, Ste. 216 Beachwood, Ohio 44122	Onsite Service Work 10/23/19 and 10/26/19 Mileage	2690-000		266.20	2,391.07
12/23/19	002057	AG Real Estate Group, LLC 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Postage 11/2019 Postage Admin Fee 11/2019	2690-000		24.06	2,367.01
12/23/19	002058	AG Real Estate Group, LLC 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Onsite Service Work 11/5/19 and 11/7/19	2690-000		250.00	2,117.01
12/23/19	002059	Southgate Lock & Security 21000 Southgate Park Blvd. Maple Heights, OHio 44137	Service Call Labor for wait time on tenant - no show	2690-000		125.82	1,991.19
01/14/20	6	Brittney L. Tillett 7371 Reynolds Road Mentor, Ohio 44060	7371 Reynolds	1122-000	800.00		2,791.19
01/14/20	7	Gary Barh	7347 Reynolds Unit C	1122-000	400.00		3,191.19
01/20/20	002060	Ag Ral Estate Group, Inc. 3659 Green Road, Ste. #216 Beachwood, Ohio 44122	11/12/19 Onsite Service 9010 Tyler Meet Mike Lang for walk thru.	2690-000		75.00	3,116.19
01/20/20	002061	Ag Ral Estate Group, Inc. 3659 Green Road, Ste. #216 Beachwood, Ohio 44122	Management Fee for December	2690-000		1,450.00	1,666.19
01/20/20	002062	Ag Ral Estate Group, Inc. 3659 Green Road, Ste. #216	Copies Invoice # 68474	2690-000		32.75	1,633.44

Page Subtotals 1,200.00 2,621.60

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 15  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
01/20/20	002063	Beachwood, Ohio 44122 Ag Ral Estate Group, Inc. 3659 Green Road, Ste. #216 Beachwood, Ohio 44122	Home Depot/523 Mentor Invoice # 68878	2690-000		19.93	1,613.51
01/20/20	002064	Beachwood, Ohio 44122 Ag Ral Estate Group, Inc. 3659 Green Road, Ste. #216 Beachwood, Ohio 44122	Postage/Invoice #69149	2690-000		14.16	1,599.35
01/20/20	002065	CUI Grounds Management 4889 NEO Parkway Garfield Hts., Ohio 44128	Snow Removal @ 9010 Tyler Invoice No. 53881	2690-000		391.62	1,207.73
01/20/20	002066	CUI Grounds Management 4889 NEO Parkway Garfield Hts., Ohio 44128	Snow Removal @ 9010 Tyler Blvd. Invoice No. 53787	2690-000		126.26	1,081.47
01/20/20	002067	Lake County Department of Utilities P.O. Box 8005 Painesville, OHio 44077-8005	7347 Reynolds Road	2690-000		162.54	918.93
01/20/20	002068	Lake County Department of Utilities P.O. Box 8005 Painesville, OHio 44077-8005	8724 Munson Road	2690-000		81.27	837.66
02/04/20	8	Janice S. Cook	523 Mentor Ave., January Rent	1122-000	550.00		1,387.66
* 02/04/20	5	Nick J. Sapatka	9010 Tyler Unit S, Oct. Rent	1122-003	450.00		1,837.66
* 02/11/20	5	Nick J. Sapatka	9010 Tyler Unit S, Oct. Rent	1122-003	-450.00		1,387.66
			Stop payment was put on check				
03/16/20	6	Brittney L. Tillett	7371 Reynolds	1122-000	800.00		2,187.66
03/16/20	8	Janice S. Cook	523 Mentor Feb Rent	1122-000	550.00		2,737.66
03/16/20	8	Janice S. Cook	523 Mentor March Rent	1122-000	550.00		3,287.66
03/23/20	6	Brittney L. Tillett	7371 Reynolds March Rent	1122-000	800.00		4,087.66

Page Subtotals 3,250.00 795.78

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 16  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
04/29/20	8	Janice S. Cook	April Rent 523 Mentor Ave.	1122-000	550.00		4,637.66
04/29/20	8	Janice Cook	May Rent (523 Mentor Ave.	1122-000	550.00		5,187.66
05/13/20	002069	CUI Grounds Management Chores Ulimited Inc. 4889 NEO Parkway Garfield Heights, Ohio 44128	Snow Removal Final Bill/Tyler Blvd.	2690-000		969.42	4,218.24
06/04/20	6	Brittaey Tillett	April Rent 7371 Reynolds Road	1122-000	800.00		5,018.24
06/04/20	6	Brittany Tillett	May Rent 7371 Reynolds	1122-000	800.00		5,818.24
07/08/20	6	Brittney L. Tillett	June Rent for 7371 Reynolds	1122-000	800.00		6,618.24
07/08/20	7	Scott Feldkamp	Rend for 7347 Reynolds Road	1122-000	1,000.00		7,618.24
07/08/20	6	Janice S. Cook	June Rent for 7371 Reynolds	1122-000	550.00		8,168.24
08/31/20		Northeast Ohio Natural Gas Corp. P.O. Box 74008599 Chicago, IL 60674-8599	523 Mentor Avenue (House Meter) Account Number 210059937 Invoice No. 201267524218	2690-000		253.75	7,914.49
09/01/20	8	Janice S. Cook	523 Menotr July Rent	1122-000	550.00		8,464.49
09/01/20	8	Janice S. Cook	523 Mentor Ave. August Rent	1122-000	550.00		9,014.49
09/01/20	6	Brittney Tillett	7371 Reynolds Rd. July Rent	1122-000	800.00		9,814.49
09/01/20	6	Brittney L. Tillett	7371 Reynolds Rd. August Rent	1122-000	800.00		10,614.49
09/01/20		Northeast Ohio Natural Gas Corp. P.O. Box 74008599 Chicago, IL 60674-8599	523 Mentor Avenue (House Meter) Account Number 210059937 Invoice No. 201267524218	2690-000		9.52	10,604.97
09/01/20	002070	Lake County Department of Utilities P.O. Box 8005 Painesville, Ohio 44077-8005	7347 Reynolds Rd. 3/31/20 - 6/30/20	2690-000		325.08	10,279.89
09/01/20	002071	Lake County Department of Utilities P.O. Box 8005 Painesville, Ohio 44077-8005	8724 Munson Rd. 3/31/20 - 6/30/20	2690-000		162.54	10,117.35

Page Subtotals 7,750.00 1,720.31



**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 17  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
09/01/20	002072	Ag Real Estate Group, Inc. 3659 Green Road, Suite #216 Beachwood, OHio 44122	6/11/20 Onsite for Reynolds and Andrews	2690-000		150.00	9,967.35
09/01/20	002073	State Farm Insurance Companies P.O. Box 680001 Dallas, TX 75368-0001	Policy 95-EQ-X044-1	2690-000		68.57	9,898.78
09/01/20	002074	Ag Real Estate Group, Inc. 3659 Green Road, Suite #216 Beachwood, OHio 44122	June Management Fee	2690-000		500.00	9,398.78
09/01/20	002075	Ag Real Estate Group, Inc. 3659 Green Road, Suite #216 Beachwood, OHio 44122	July Managment Fee	2690-000		500.00	8,898.78
09/01/20	002076	Ag Real Estate Group, Inc. 3659 Green Road, Suite #216 Beachwood, OHio 44122	August Managment Fee	2690-000		500.00	8,398.78
09/01/20	002077	City of Painesville Community Development Department Attn: Noell M. Sivertsen 7 Richmond Street Painesville, Ohio 44077	521 Mentor Avenue Property Mowing	2690-000		92.00	8,306.78
09/01/20	002078	City of Painesville Community Development Department Attn: Noell M. Sivertsen 7 Richmond Street Painesville, Ohio 44077	521 Mentor Ave. Property Mowing	2690-000		100.00	8,206.78
09/01/20	002079	City of Painesville Community Development Department Attn: Noell M. Sivertsen 7 Richmond Street Painesville, Ohio 44077	521 Mentor Ave. Property Mowing 6/08/20	2690-000		100.00	8,106.78

Page Subtotals 0.00 2,010.57

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 18  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
10/05/20	6	Brittney L. Tillett	Sept Rent 7371 Reynolds Rd	1122-000	800.00		8,906.78
10/05/20	8	Janice S. Cook	Sept Rent 523 Mentor Ave.	1122-000	550.00		9,456.78
10/05/20	002080	AG Real Estate Group, Inc.	Postage	2690-000		16.02	9,440.76
10/05/20	002081	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Postage	2690-000		12.84	9,427.92
10/05/20	002082	Lake County Department of Utilities P.O. Box 8005 Painesville, Ohio 44077-8005	5940 Andreews Road 5/31/20 - 8/31/20 Account Number F15-75800-00	2690-000		251.93	9,175.99
10/05/20	002083	City of Painesville 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	521 Mentor Power Adjustment	2690-000		133.37	9,042.62
10/05/20	002084	City of Painesville 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	523 Mentor Power	2690-000		100.31	8,942.31
10/05/20	002085	City of Painesville 7 Richmond Street P.O. Box 601 Painesville, Ohio 44077-0601	523 Mentor Water	2690-000		433.88	8,508.43
10/05/20	002086	Community Development Department 66 Mentor Ave. Painesville, OHio 44077	Property Mowing	2690-000		92.00	8,416.43
12/09/20	8	Janice S. Cook	Nov. Rent for 523 Mentor Ave.	1122-000	550.00		8,966.43
12/09/20	8	Janice S. Cook	Dec. Rent for 523 Mentor Ave.	1122-000	550.00		9,516.43
12/09/20	002087	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Onsite 6/11/20 Materials Home Depot	2690-000		79.27	9,437.16

Page Subtotals 2,450.00 1,119.62

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 19  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
12/09/20	002088	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Postage October 2020	2690-000		9.36	9,427.80
12/09/20	002089	Ag Real Estate Group, Inc. 3659 Green Road, Ste. 216 Beachwood, Ohio 44122	Postage September 2020	2690-000		3.60	9,424.20
12/09/20	002090	City of Painesville 7 Richmond Street P.O. Box 601 Painesville, OHio 44077-0601	11/20/20 - 12/5/20 Account Number D5*190*4	2690-000		36.07	9,388.13
12/09/20	002091	City of Painesville 7 Richmond Street P.O. Box 601 Painesville, OHio 44077-0601	11/20/20 12/5/20 Account Number D5*190*-1*1	2690-000		32.00	9,356.13
12/09/20	002092	City of Painesville 7 Richmond Street P.O. Box 601 Painesville, OHio 44077-0601	11/20/20 - 12/5/20 Account Number D5*191*8	2690-000		147.72	9,208.41
12/09/20	002093	Northeast Ohio Natural Gass Corp. P.O. Box 74008599 Chicago, IL 60674-8599	Oct. 2020 - Nov. 2020 Account Number 210059937	2690-000		95.49	9,112.92
12/09/20	002094	Lake County Department of Utilities P.O. Box 8005 Painesville, OHio 44077-8005	6/30/20 - 9/30/20 Account Number D43-32443-00	2690-000		85.33	9,027.59
01/15/21	002095	AG Real Estate Group Inc. Attn: Eric M. Silver 3659 South Green Road, Ste. 216 Beachwood, Ohio 44122	Insurance Premium Reimburse for Real Estate Insurance premium advanced	2690-000		4,117.25	4,910.34
01/19/21	8	Janice Cook	Dec. Rent/523 Mentor Ave.	1122-000	177.42		5,087.76

Page Subtotals 177.42 4,526.82

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 20  
**Exhibit B**

Case No: 18-10514 -AIH  
Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN  
Bank Name: Axos Bank  
Account Number / CD #: \*\*\*\*\*0823 Operating Account

Taxpayer ID No: \*\*\*\*\*2314  
For Period Ending: 09/06/21

Blanket Bond (per case limit): \$ 2,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
02/17/21	002096	Tyler 9010, LLC c/o Jeffrey M. Levinson, Esq. 55 Public Square, Ste. 1750 Cleveland, Ohio 44113	Final Sewer Bill for 9010 Tyler	2690-000		1,344.08	3,743.68
04/07/21		Lake Shore Insurance Agency, Inc. 735 Beta Drive Cleveland, Ohio 44143	Refund Insurance Preimums This represents a refund from the policy that was purchased on 1/15/21 to AG Real Estate Group in the amount of \$4,117.25.	2690-000		-2,912.15	6,655.83
06/30/21		Transfer to Acct #*****0757	Bank Funds Transfer	9999-000		6,655.83	0.00

Memo Allocation Receipts:	0.00	COLUMN TOTALS	36,133.50	36,133.50	0.00
Memo Allocation Disbursements:	0.00	Less: Bank Transfers/CD's	1,000.00	6,655.83	
		Subtotal	35,133.50	29,477.67	
Memo Allocation Net:	0.00	Less: Payments to Debtors		0.00	
		Net	35,133.50	29,477.67	
				NET	ACCOUNT
Total Allocation Receipts:	1,218,760.94	TOTAL - ALL ACCOUNTS	NET DEPOSITS	DISBURSEMENTS	BALANCE
Total Allocation Disbursements:	428,906.98	Checking Account (Non-Interest Earn - *****0757	986,453.52	687,563.01	304,546.34
		Operating Account - *****0823	35,133.50	29,477.67	0.00
Total Memo Allocation Net:	789,853.96		1,021,587.02	717,040.68	304,546.34
			(Excludes Account Transfers)	(Excludes Payments To Debtors)	Total Funds On Hand

Page Subtotals 0.00 5,087.76

EXHIBIT C  
ANALYSIS OF CLAIMS REGISTER

Date: September 06, 2021

Case Number: 18-10514 Claim Class Sequence  
 Debtor Name: WILSON LAND PROPERTIES, LLC  
 Claims Bar Date: 01/06/20

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
001 3220-00	Robert D. Barr Koehler Fitzgerald LLC 1111 Dupeir Avenue East, Suite 2500 Cleveland, Ohio 44114	Administrative		\$634.44	\$0.00	\$634.44
001 3210-00	Robert D. Barr Koehler Fitzgerald LLC 1111 Dupeir Avenue East, Suite 2500 Cleveland, Ohio 44114	Administrative		\$89,962.50	\$0.00	\$89,962.50
001 2700-00	Clerk, US Bankruptcy Court H.M. Metzenbaum U.S. Court House 201 Superior Avenue Cleveland, Ohio 44114	Administrative Adversary Case No. 19-01104		\$350.00	\$0.00	\$350.00
000021A 028 11ADM	Glenn E Forbes 166 Main Street Painesville, OH 44077	Administrative Agreed Order, Docket No. 199	Filed 10/03/19	\$4,550.00	\$0.00	\$4,550.00
000022 001 2950-00	Office of the United States Trustee Ohio/Michigan Regional Office 211 West Fort Street Suite 700 Detroit, Michigan 48226 Attn: Quarterly Fee Coordinator	Administrative	Filed 10/31/19	\$325.00	\$0.00	\$325.00
BRIAN R. G 001 3410-00	Brian R. Greene Colagiovanni & Greene 7840 Mayfield Road Chesterland, Ohio 44026	Administrative		\$9,572.50	\$0.00	\$9,572.50
070 7100-00	Greg DeVito 1585 East 361st Street Unit Q Eastlake, ohio 44095	Unsecured Per Court Order dated 1/13/21	Filed 01/06/20	\$1,900.00	\$0.00	\$1,900.00
000020B 070 7100-00	The Huntington National Bank c/o Timothy P. Palmer, Esq. Buchanan Ingersoll & Rooney PC Union Trust Building 501 Grant Street, Suite 200 Pittsburgh, PA 15219-4113	Unsecured		\$159,002.02	\$0.00	\$159,002.02
000023 070 7100-00	Kari B. Coniglio, Chapter 7 Trustee for the bankruptcy estate of Richard M. Osborne 200 Public Square, Suite 1400 Cleveland, OH 44114	Unsecured Per Court Order dated 2/17/21	Filed 12/31/19	\$110.83	\$0.00	\$110.83
000024 070 7100-00	Kari B. Coniglio, Chapter 7 Trustee for the bankruptcy estate of Richard M. Osborne 200 Public Square, Suite 1400 Cleveland, OH 44114	Unsecured Disallowed per order 2/17/21	Filed 12/31/19	\$0.00	\$0.00	\$0.00

EXHIBIT C  
ANALYSIS OF CLAIMS REGISTER

Date: September 06, 2021

Case Number: 18-10514 Claim Class Sequence  
 Debtor Name: WILSON LAND PROPERTIES, LLC  
 Claims Bar Date: 01/06/20

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000001A 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 2/15/19	Filed 03/07/18	\$0.00	\$0.00	\$0.00
000002 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 2/15/19	Filed 03/07/18	\$0.00	\$0.00	\$0.00
000003 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 2/15/19	Filed 03/07/18	\$0.00	\$0.00	\$0.00
000004 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 10/31/19 Docket No. 217	Filed 03/08/18	\$0.00	\$0.00	\$0.00
000005A 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 03/08/18	\$0.00	\$0.00	\$0.00
000006 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 03/08/18	\$0.00	\$0.00	\$0.00
000007 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000008 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000009 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 7/30/19	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000010 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 7/30/19	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000011 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured Withdrawn 7/30/19	Filed 05/24/18	\$0.00	\$0.00	\$0.00

EXHIBIT C  
ANALYSIS OF CLAIMS REGISTER

Date: September 06, 2021

Case Number: 18-10514 Claim Class Sequence  
 Debtor Name: WILSON LAND PROPERTIES, LLC  
 Claims Bar Date: 01/06/20

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
000012 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000013 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000014 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000015 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000016 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000017 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/24/18	\$0.00	\$0.00	\$0.00
000018 050 4210-00	Tax Ease Ohio, LLC c/o Sandhu Law Group, LLC 1213 Prospect Avenue, Suite 300 Cleveland, OH 44115	Secured	Filed 05/30/18	\$0.00	\$0.00	\$0.00
000019 050 4210-00	Citizens Bank, N.A. fka RBS Citizens, N.A. dba Cha c/o Andrew J. Flame, Esq. Drinker Biddle & Reath LLP One Logan Square, Suite 2000 Philadelphia, PA 19103	Secured	Filed 07/13/18	\$8,076,373.53	\$0.00	\$8,076,373.53
000020A 050 4210-00	The Huntington National Bank c/o Timothy P. Palmer, Esq. Buchanan Ingersoll & Rooney PC Union Trust Building 501 Grant Street, Suite 200 Pittsburgh, PA 15219-4113	Secured	Filed 07/16/18	\$455,930.00	\$0.00	\$455,930.00
000025 050 4210-00	Huron River Properties, Inc. f/k/a Huron Lime, Inc c/o Kirk W. Roessler, Esq. Walter Haverfield LLP 1301 East Ninth Street, Suite 3500 Cleveland, OH 44114	Secured	Filed 01/06/20	\$711,280.00	\$0.00	\$711,280.00

EXHIBIT C  
ANALYSIS OF CLAIMS REGISTER

Date: September 06, 2021

Case Number: 18-10514 Claim Class Sequence  
Debtor Name: WILSON LAND PROPERTIES, LLC

Code #	Creditor Name & Address	Claim Class	Notes	Amount Allowed	Paid to Date	Claim Balance
Case Totals:				\$9,509,990.82	\$0.00	\$9,509,990.82
Code #: Trustee's Claim Number, Priority Code, Claim Type						



# TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 18-10514 AIH

Case Name: WILSON LAND PROPERTIES, LLC

Trustee Name: SHELDON STEIN

Balance on hand \$ 304,546.34

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payment to Date	Proposed Payment
000001A	Tax Ease Ohio, LLC	\$ 43,121.08	\$ 0.00	\$ 0.00	\$ 0.00
000002	Tax Ease Ohio, LLC	\$ 7,755.95	\$ 0.00	\$ 0.00	\$ 0.00
000003	Tax Ease Ohio, LLC	\$ 7,499.65	\$ 0.00	\$ 0.00	\$ 0.00
000004	Tax Ease Ohio, LLC	\$ 17,714.12	\$ 0.00	\$ 0.00	\$ 0.00
000005A	Tax Ease Ohio, LLC	\$ 131,524.10	\$ 0.00	\$ 0.00	\$ 0.00
000006	Tax Ease Ohio, LLC	\$ 49,768.10	\$ 0.00	\$ 0.00	\$ 0.00
000007	Tax Ease Ohio, LLC	\$ 4,472.90	\$ 0.00	\$ 0.00	\$ 0.00
000008	Tax Ease Ohio, LLC	\$ 2,082.26	\$ 0.00	\$ 0.00	\$ 0.00
000009	Tax Ease Ohio, LLC	\$ 10,351.98	\$ 0.00	\$ 0.00	\$ 0.00
000010	Tax Ease Ohio, LLC	\$ 4,903.69	\$ 0.00	\$ 0.00	\$ 0.00
000011	Tax Ease Ohio, LLC	\$ 4,630.39	\$ 0.00	\$ 0.00	\$ 0.00
000012	Tax Ease Ohio, LLC	\$ 1,554.24	\$ 0.00	\$ 0.00	\$ 0.00
000013	Tax Ease Ohio, LLC	\$ 6,822.86	\$ 0.00	\$ 0.00	\$ 0.00
000014	Tax Ease Ohio, LLC	\$ 3,296.76	\$ 0.00	\$ 0.00	\$ 0.00
000015	Tax Ease Ohio, LLC	\$ 3,229.60	\$ 0.00	\$ 0.00	\$ 0.00
000016	Tax Ease Ohio, LLC	\$ 2,109.34	\$ 0.00	\$ 0.00	\$ 0.00
000017	Tax Ease Ohio, LLC	\$ 980.46	\$ 0.00	\$ 0.00	\$ 0.00
000018	Tax Ease Ohio, LLC	\$ 1,550.90	\$ 0.00	\$ 0.00	\$ 0.00

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payment to Date	Proposed Payment
000019	Citizens Bank, N.A. fka RBS Citizens,	\$ 8,076,373.53	\$ 8,076,373.53	\$ 0.00	\$ 0.00
000020A	The Huntington National Bank	\$ 455,930.00	\$ 455,930.00	\$ 0.00	\$ 0.00
000025	Huron River Properties, Inc. f/k/a	\$ 711,280.00	\$ 711,280.00	\$ 0.00	\$ 0.00

Total to be paid to secured creditors \$ 0.00

Remaining Balance \$ 304,546.34

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: SHELDON STEIN	\$ 66,764.82	\$ 0.00	\$ 66,764.82
Trustee Expenses: SHELDON STEIN	\$ 339.13	\$ 0.00	\$ 339.13
Attorney for Trustee Fees: Robert D. Barr	\$ 89,962.50	\$ 0.00	\$ 89,962.50
Accountant for Trustee Fees: Brian R. Greene	\$ 9,572.50	\$ 0.00	\$ 9,572.50
Charges: Glenn E Forbes	\$ 4,550.00	\$ 0.00	\$ 4,550.00
Fees: Office of the United States Trustee	\$ 325.00	\$ 0.00	\$ 325.00
Other: Robert D. Barr	\$ 634.44	\$ 0.00	\$ 634.44
Other: Clerk, US Bankruptcy Court	\$ 350.00	\$ 0.00	\$ 350.00

Total to be paid for chapter 7 administrative expenses \$ 172,498.39

Remaining Balance \$ 132,047.95

Applications for prior chapter fees and administrative expenses have been filed as follows:

NONE

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ 0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

NONE

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 161,012.85 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 82.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
000023	Kari B. Coniglio, Chapter 7 Trustee	\$ 110.83	\$ 0.00	\$ 90.89
000024	Kari B. Coniglio, Chapter 7 Trustee	\$ 0.00	\$ 0.00	\$ 0.00
	Greg DeVito	\$ 1,900.00	\$ 0.00	\$ 1,558.21
000020B	The Huntington National Bank	\$ 159,002.02	\$ 0.00	\$ 130,398.85

Total to be paid to timely general unsecured creditors	\$ 132,047.95
Remaining Balance	\$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent.

Tardily filed general (unsecured) claims are as follows:

NONE

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE